

### OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITH IN DISTINCTIVE BORDER LIES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONSISTING OF 15 UNITS, FILED PURSUANT TO THE SUBDIVISION MAP ACT.

WE HEREBY DEDICATE TO THE CITY OF IMPERIAL BEACH AN EASEMENT FOR ROAD AND PUBLIC UTILITIES HEREON SHOWN ON SHEET 2.

WE HEREBY DEDICATE TO THE CITY OF IMPERIAL BEACH THAT PORTION OF SILVER STAND BLVD. CLOSING HEREON SHOWN ON SHEET 3.

WE HEREBY VACATE TO THE CITY OF IMPERIAL BEACH THAT PORTION OF SILVER STAND BLVD. CLOSING HEREON SHOWN ON SHEET 3.

\_\_\_\_\_  
2K COMMERCIAL PALM IB, LLC, DATE  
GHASSAN KASSAB, MEMBER

### BENEFICIARY CERTIFICATE:

SIGNATURE(S) OF THE BENEFICIARY(IES) OR TRUSTEE(S) UNDER DEED(S) OF THE TRUST (RECORD INFORMATION)

BY:\_\_\_\_\_

\_\_\_\_\_  
NAME TITLE

BY:\_\_\_\_\_

\_\_\_\_\_  
NAME TITLE

### CEQA CERTIFICATE:

I, MEAGAN OPENSHAW, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF IMPERIAL BEACH, HEREBY CERTIFY THAT THE ENVIRONMENTAL IMPACT OF THIS SUBDIVISION OF LAND HAS BEEN ASSESSED AND A NOTICE OF EXEMPTION HAS BEEN FILED PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1986 AS AMENDED AND DIVISION 6, TITLE 14 OF THE CALIFORNIA ADMINISTRATIVE CODE, AND A NOTICE OF EXEMPTION STATING THAT THIS SUBDIVISION WILL NOT HAVE SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, HAS BEEN FILED WITH THE COUNTY CLERK.

BY:\_\_\_\_\_ DATE  
MEAGAN OPENSHAW  
DEPUTY CITY MANAGER  
COMMUNITY DEVELOPMENT DIRECTOR

### DIRECTOR OF PUBLIC WORKS CERTIFICATE:

I, JUAN LARIOS, HEREBY STATE THAT THERE IS A SANITARY SEWER CONNECTION AVAILABLE TO LOT 1 OF THIS SUBDIVISION MAP.

BY:\_\_\_\_\_ DATE:\_\_\_\_\_  
JUAN LARIOS  
DIRECTOR OF PUBLIC WORKS

# SILVER STRAND BEACH VILLAGE

BEING A LOT CONSOLIDATION OF LOTS 23 & 24 IN BLOCK 8 OF SILVER STRAND BEACH GARDENS ADDITION TO IMPERIAL BEACH IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1902, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 25, 1926, TOGETHER WITH PORTION OF PALM AVENUE AND SILVER STRAND BOULEVARD VACATED.

GROSS ACREAGE IS ± 12,328 S.F  
NUMBER OF LOTS: 1

SUBDIVISION GUARANTEE BY: FIRST NATIONAL TITLE ORDER NO. 00196538-996-SD1-RT4, DATED AUGUST 28, 2024.  
TENTATIVE SUBDIVISION MAP NO. 677 APPROVED BY CITY COUNCIL RESOLUTION NO. 066-18  
PLANNED UNIT DEVELOPMENT NO. 346 APPROVED BY CITY COUNCIL RESOLUTION NO. 065-18

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THE CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) S.S.

ON \_\_\_\_\_, 2023 BEFORE ME, \_\_\_\_\_ A  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_,  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS  
OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE  
NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN  
THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES  
ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON  
BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE  
INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME:\_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY

MY COMMISSION EXPIRES:\_\_\_\_\_

### CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE:

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS OF TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

ANDREW POTTER  
CLERK OF THE BOARD OF SUPERVISORS

DEPUTY DATE

### FINANCE DIRECTOR / CITY TREASURER CERTIFICATE:

I, LILY FLYTE, FINANCE DIRECTOR/CITY TREASURER OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, HEREBY CERTIFY THAT THERE ARE NO "DELINQUENT" CITY LIENS OR UNPAID CITY TAXES OR UNPAID BONDS ISSUED UNDER THE IMPROVEMENT ACT OF THE STATE OF CALIFORNIA AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF AS SHOWN ON THE ANNEXED MAP CONSISTING OF \_\_\_\_ SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

BY:\_\_\_\_\_ DATE  
LILY FLYTE  
FINANCE DIRECTOR/CITY TREASURER

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THE CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) S.S.

ON \_\_\_\_\_, 2023 BEFORE ME, \_\_\_\_\_ A  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_,  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS  
OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE  
NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN  
THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES  
ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON  
BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE  
INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME:\_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY

MY COMMISSION EXPIRES:\_\_\_\_\_

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THE CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) S.S.

ON \_\_\_\_\_, 2023 BEFORE ME, \_\_\_\_\_ A  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_,  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS  
OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE  
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THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES  
ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON  
BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE  
INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME:\_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY

MY COMMISSION EXPIRES:\_\_\_\_\_

### SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 2K COMMERCIAL PALM IB, LLC, IN SEPTEMBER, 2023, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. (SEE LEGEND ON SHEET NO. 2)

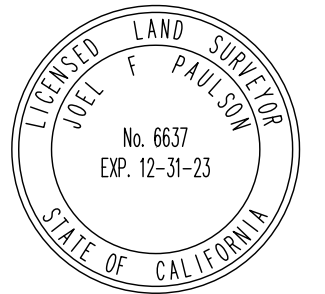
\_\_\_\_\_  
WILLIAM P. TIPPLE, L.S. 8197 DATE  
LICENSE EXPIRES DECEMBER 31, 2024.



### CITY ENGINEER'S STATEMENT:

I, JOEL F. PAULSON, CITY ENGINEER OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP OF THIS SUBDIVISION KNOWN AS SILVER STRAND BEACH VILLAGE, CONSISTING OF TWO SHEETS AND DESCRIBED IN THE CAPTION THEREOF, AND HAVE FOUND THAT THE DESIGN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THERETO, THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AS AMENDED HAVE BEEN COMPLIED WITH AND ANY LOCAL ORDINANCES OF SAID CITY APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT. I HEREBY APPROVE SAID MAP.

BY:\_\_\_\_\_ DATE  
JOEL F. PAULSON, PLS 6637  
FOR CITY ENGINEER



### CITY CLERKS'S CERTIFICATE:

I, JACQUELINE M. HALD, CITY CLERK OF THE CITY OF IMPERIAL BEACH, HEREBY CERTIFY ON \_\_\_\_\_, THE CITY OF IMPERIAL BEACH PURSUANT TO THE SUBDIVISION MAP ACT SECTION 66434(G), AND IMPERIAL BEACH MUNICIPAL CODE, SECTION 18-40-020, APPROVED THE FINAL AP FOR SILVER STRAND BEACH VILLAGE AND ACCEPTED, SUBJECT TO IMPROVEMENTS, OR REJECTED, ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

IN WITNESS WHEREOF, SAID COUNCIL HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE CITY CLERK THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
JACAUELINE M. HALD, CITY CLERK DATE

### RECORDER'S CERTIFICATE:

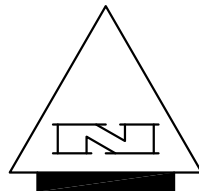
FILE NO. \_\_\_\_\_

I, JORDAN Z. MARKS, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF WILLIAM P. TIPPLE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024, AT \_\_\_\_ O'CLOCK \_\_\_\_ .M.

JORDAN Z. MARKS  
COUNTY RECORDER  
FEE: \$74.00  
BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER



### SILVER STRAND BEACH VILLAGE



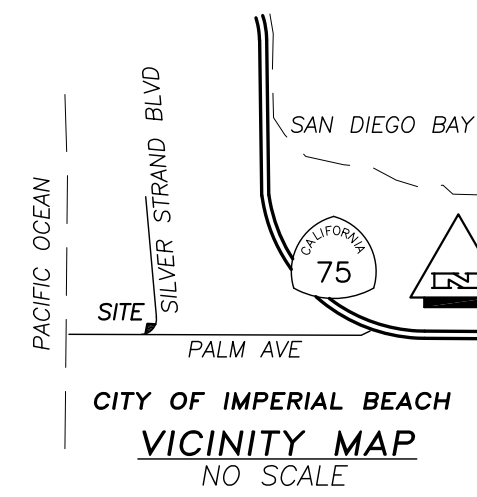
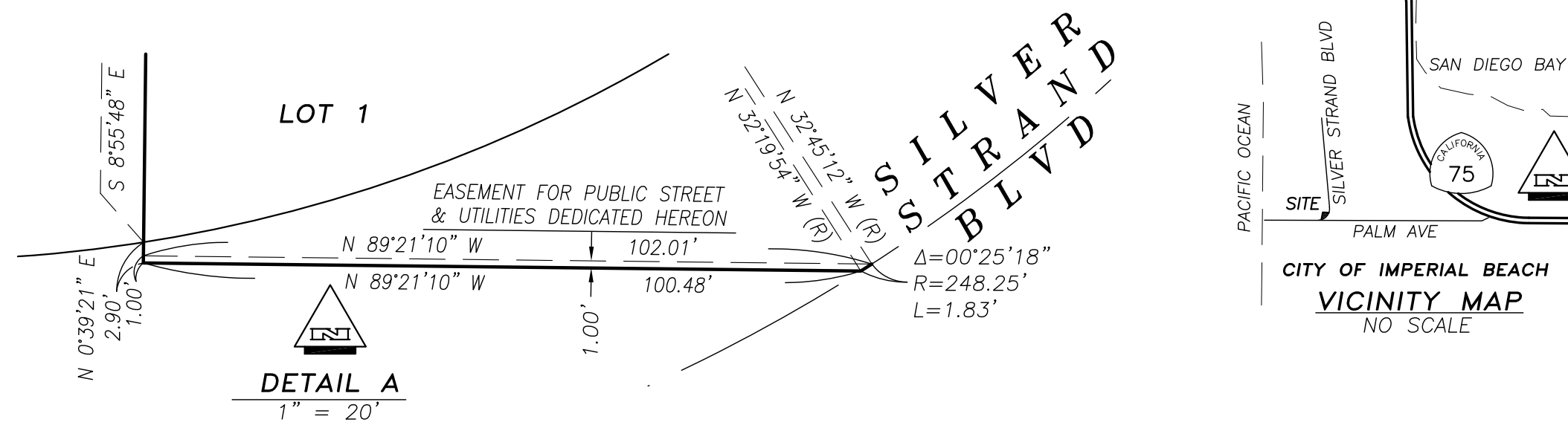
GRAPHIC SCALE



( IN FEET )  
1 INCH = 40 FT.

**NOTES:**

- GROSS AREA: ± 12,411 OR 0.285 ACRES
- NET AREA OF LOT 1: ± 12,328 OR 0.283
- TOTAL NUMBER OF LOTS = 1



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE 3 FOOT OFFSET LINE TO THE SOUTH RIGHT OF WAY LINE OF CITRUS AVENUE PER MAP NO. 1902 PER MAP NO. 16540.

**LEGEND**

- FOUND LEAD & DISC "LS 8733" PER MAP 16540 OR AS NOTED.
- ▣ FOUND LEAD & DISC "LS 8197" PER CR 51705 ON TOP OF WALL.
- FOUND 3/4" IRON PIPE & DISC "LS 8733" PER MAP 16540 OR AS NOTED.
- SET 3/4" X 18" IRON PIPE & DISC "LS 8197".
- SET LEAD & DISC "LS 8197" IN CONCRETE
- ( ) DATA RECORD PER MAP NO. 1902
- [ ] DATA RECORD PER MAP NO. 16540
- < > DATA RECORD PER CORNER RECORD NO. 39807.
- { } DATA RECORD PER DOC. NO. 2024-0069771, REC. 03/20/2024, O.R. INDICATES MAP BOUNDARY.

DATA TABLE			
	DELTA/BEARING	LENGTH	RADIUS
C1	13°58'26"	50.79' (50.779')	208.25'
C2	15°05'37"	54.86' (54.812')	208.25'
C3	34°14'24"	124.45' (124.34')	208.25'
C4	14°52'05"	54.04' (53.994')	208.25'
C5	09°34'38"	34.81' (34.78')	208.25'
C6	87°45'10"	318.95' (318.705')	208.25'
C7	09°19'28"	26.53'	163.00'
C8	07°47'11"	22.83'	168.00'
C9	04°35'36"	19.90'	248.25'
C10	03°45'57"	16.62'	248.25'
	{03°45'56"}	{16.62'}	{248.25'}
C11	18°52'49"	47.12'	143.00'
	{18°52'44"}	{47.12'}	{143.00'}
C12	01°35'50"	3.99'	143.00'
C13	17°16'59"	43.14'	143.00'
C14	00°49'39"	3.59'	248.25'
L1	S 0°39'21" W	2.90'	{2.92'}
L2	S 36°55'30" E (R)		
L3	N 00°39'32" E	9.66'	
L4	N 04°25'06" W	11.32'	
L5	N 31°19'58" E	25.12'	
L6	N 89°21'13" W	2.30'	

